

## FLU APPENDIX VII: COMPACT GROWTH MIXED USE MASTER DEVELOPMENT PLAN

### Section 1: West County Town Center

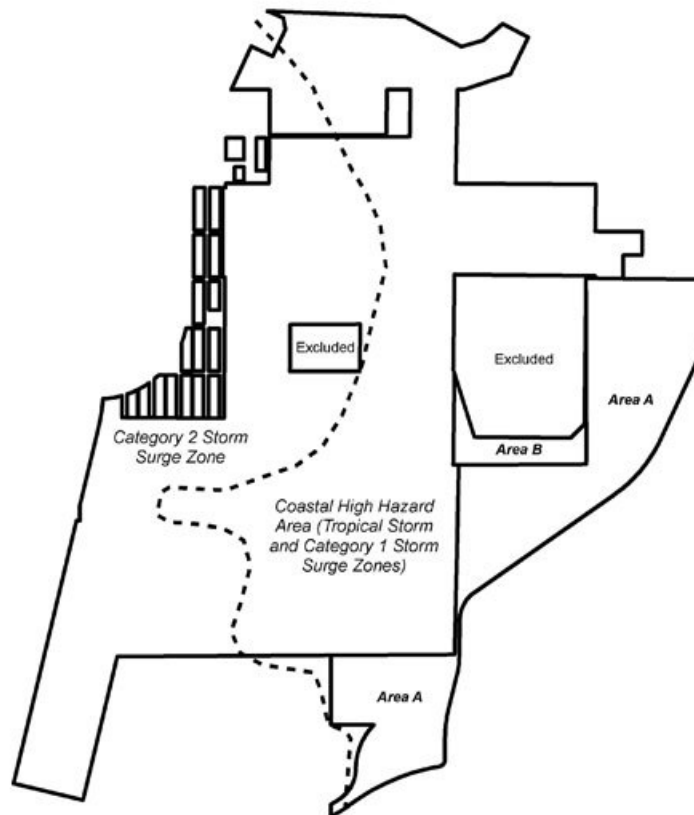
1. Site-specific standards for the subject site of PA-08-05-29-LS; 1,187± acres located east of South McCall Road (SR 776) and Gasparilla Road (CR 771), north of Delamere Boulevard and Marathon Boulevard, west of Butterford Waterway, and south of the Myakka River.

#### **1.A: Base Residential Density**

The site retains a base residential density of 1,831 units, of which 977 units are located in the Coastal High Hazard Area. Any increase to this base density shall require a transfer of density units as established in the Charlotte County Transfer of Density Units (TDU) ordinance. Additionally, the areas specified in the table below and outlined on the accompanying Figure 1-A, below, have their densities limited to those shown in the table until such time that density units from property outside the subject site is transferred to them in accordance with the TDU ordinance.

|               | <b>Acreage</b> | <b>Density Units Permitted</b> |
|---------------|----------------|--------------------------------|
| <b>Area A</b> | 214.09         | 5                              |
| <b>Area B</b> | 20.80          | 0                              |

**Figure 1-A**



**1.B: Maximum Residential Density**

The site shall have a maximum residential density of 3,960 units.

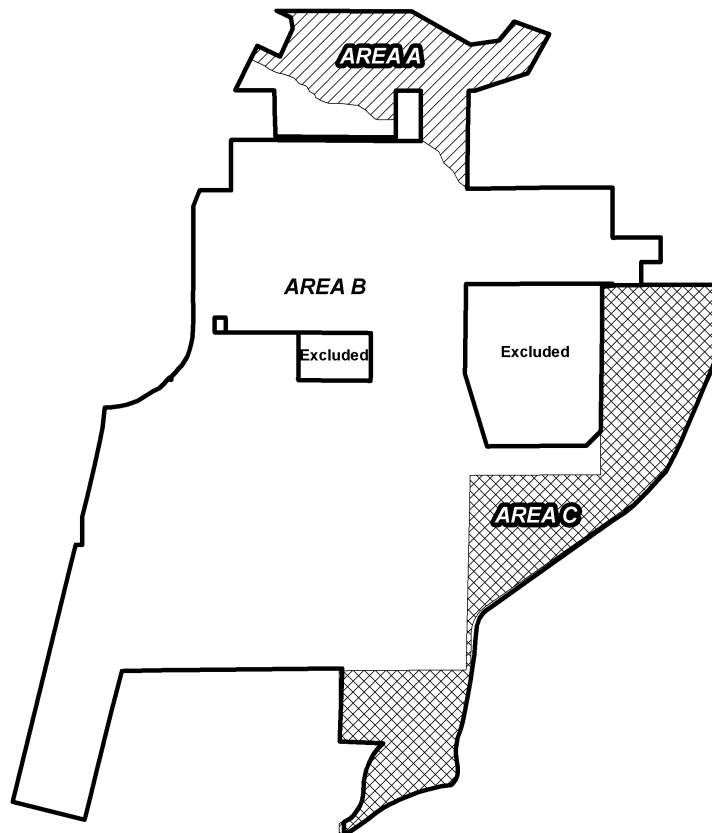
**1.C: Maximum Floor Area Ratio**

The site shall have a maximum Floor Area Ratio (FAR) of 0.0292.

**1.D: Perpetual Conservation Easement**

As shown on Figure 1-B, below, the density from Area A of the site is being transferred to Area B of the site. Area A shall be placed under a perpetual conservation easement, allowing no development except that it may allow some low impact recreational uses. No development permits, as that term is defined by Chapter 163.3164, Florida Statutes, shall be issued until the easement is placed.

**Figure 1-B**



**1.E: Master Development Plan**

The West County Town Center conceptual plan and development guide, dated 5/15/08, is hereby adopted into this Plan.